

**NOTICE OF PUBLIC MEETING  
CITY OF BEXLEY  
PLANNING COMMISSION**

The Bexley Planning Commission will hold a Public Meeting on the following application on **Monday, April 7th, 2014 at 6:00 p.m.**, in the City Council Chambers, Bexley Municipal Building, 2242 East Main Street.

SPECIAL NOTE TO THE APPLICANT: Number 6 of the Rules and Regulations of the Planning Commission reads: The applicant or an authorized representative shall attend the meeting. The Commission may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance.

APPLICATION No: Preliminary  
APPLICANT: Ken Brown - Giuseppe's Ritrovo  
OWNER: Gay Street Realty  
LOCATION: 2268 E. Main Street

**REQUEST:** The applicant is seeking Environmental Review and approval for exterior modification to the building. These modifications include: 1) reworking the front façade to make the inset doors line up with the face of the building; 2) add a permanent awning on the front (south side) of the building to cover the outdoor patio and allow for an extended number of days to for it to be used; and 3) add signage on the awning.

A copy of the application is available for review in the Building Department office during the hours of 8:00 a.m. to 4:00 p.m. Monday thru Friday. If you have any questions, please call the Bexley Building Department at 559-4240.

\*If you need any accommodation or assistance in order to attend the meeting, please contact the City of Bexley at 559-4240 at least 48 hours before the scheduled meeting.\*

Mailed by: 3-31-2014

*Gay Street Realty Company*

P. O. Box 91086, Columbus, OH 43209

Fax: (614) 231-3304

David Boothby, President [dboothby02@columbus.rr.com](mailto:dboothby02@columbus.rr.com) (614) 354-0140

Ken Brown, General Manager [kbrown4323@gmail.com](mailto:kbrown4323@gmail.com) (614) 226-5314

Shonda Gutheil, Office Manager [shonda@columbus.rr.com](mailto:shonda@columbus.rr.com) (614) 493-6914

## **Giuseppe's Ritrovo Bexley Planning Commission Application**

### **Overview**

In order to expand its capacity so it can continue to attract more and more people to the iconic corner of Drexel & Main Street, Giuseppe's Ritrovo would like to upgrade its site as follows:

1. Change out the front, side windows and front door to double pane glass to insulate the restaurant in all seasons. Many customers will not sit near the windows in very hot or cold weather.
2. Create an ADA compliant glass vestibule in the entry to serve as a temperature buffer.
3. Add a permanent awning to cover the patio to increase the number of days customers can be served outside. Outside seating is a way Bexley can attract more visitors as it activates the space and creates terrific visual appeal. This could or could not include plastic walls to make the patio nearly all-weather.

Given Bexley's landlocked status and the need to grow its tax basis, it is incumbent that the City and its local businesses constantly be on the lookout for ways to maximize the existing retail footprint. Increasing retail traffic from visitors and local residents will make Bexley more of a destination. The benefits of a destination are increased property values, increased retail sales and increased desire for small businesses to open in our community

Nowhere is this more important than on the City's iconic street corner of Drexel and Main Street.

The proposed three changes to the restaurant property are certainly consistent with the goals and policies of the City. The changes are designed to upgrade the quality of the restaurant and the experience it creates for patrons who are visitors and inhabitants of Bexley.

Two of the changes are primarily interior ones which will not have any negative impact on any neighboring land uses. The awning will be high enough not to block site lines to any other retail businesses on Main Street. Further, an awning adds drama and attention, thus adding a positive impact to the neighboring land uses. In fact, getting rid of the temporary vestibule, which is an eyesore and not consistent with the building's façade will only approve the appearance of the block.

The proposed changes will be consistent with the lot/yard or height requirements in the code and that have previously been granted an easement.

The results of the changes will be increased restaurant sales which generate more employees at the restaurant and thus, more tax revenue for Bexley. The iconic nature of the location will also contribute to Bexley's vibrancy and appeal throughout Columbus which certainly will lead to more tax revenues.

Since the changes are being applied to existing spaces, there clearly is no negative impact on existing public services.

# CITY OF BEXLEY



Review Application for:

**PLANNING COMMISSION**  
 **CITY COUNCIL**  
 **TREE & PUBLIC GARDEN COMMISSION**  
**2014**

APPLICATION TO APPEAR BEFORE:

CITY COUNCIL  **PLANNING COMMISSION** Date: 3/24/14  
 TREE & PUBLIC GARDEN COMMISSION (Recommendation)

1. This application is submitted for: (please check)

A.  Rezoning  Lot Split  Plat Approval  Special Permit  
 Variance  Conditional Use  Other \_\_\_\_\_

B.  Exterior Design Review to include:  Building Plans  Site Development  
 Signage  Fence  Other Planning

2. APPLICATION SUBMITTED FOR PROPERTY LOCATED: 2268 & 2270 E. Main St.  
NAME OF BUSINESS: Giuseppe's Ritiro

3. NAME OF APPLICANT: Kenny Brown  
Address 385 N. Parkview Ave Bexley 43209  
Telephone Number 614-226-5314 E-mail: kbrown4323@gmail.com

4. NAME OF OWNER: Sqmf  
Address \_\_\_\_\_  
Telephone Number \_\_\_\_\_ E-mail: \_\_\_\_\_

5. Narrative description of project / request. (Attach additional sheets, if necessary).  
1. Change out store front windows & door to insulated glass 2. Create inside vestibule to be air temperature buffer 3. Install awning for all-weather dining on patio.

6. If this application involves a Variance, please explain why the Variance is necessary. (Attach additional sheets, if necessary).  
\_\_\_\_\_  
\_\_\_\_\_

7. What is the valuation on the project? \$25,000

10. SIGN INFORMATION

A. TYPE:  Monument  Window  Free Standing "A" frame  
 Projecting  Awning  Wall  Banner

B. SIZE \_\_\_\_\_ Sq. Ft. \_\_\_\_\_ Ft. Horizontal \_\_\_\_\_ Ft. Vertical

C. Sign Wording: Giuseppe's Ritorno

D. What is the linear width of your tenant space? \_\_\_\_\_

In order to properly complete the application, the Commission requires that (12 copies) of all supporting material be submitted at the time the application is filed. Failure to comply with this provision will result in having your application withheld from the agenda and returned to the applicant. This is a rule of the Commission and no exceptions will be made.

Be advised, if the Commission decides it needs the services of an independent expert (e.g., architect; landscape architect; planner; civil, environmental or traffic engineer; legal counsel, etc.) to assist it, it shall designate the person to be consulted and the cost thereof shall be paid by the Applicant in addition to the above filing fees.

APPLICANT: Kenny Burn  
(Signature)

DATE: 3/24/14

Fee Due: \$ 265

Planning Commission Review Date: \_\_\_\_\_

Staff Review Date: \_\_\_\_\_

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

City Council Ordinance reading schedule for: \_\_\_\_\_ as follows:  
(Address)

Ordinance No. \_\_\_\_\_

1<sup>st</sup> Reading Date: \_\_\_\_\_ Time: \_\_\_\_\_ ( ) Subcommittee: \_\_\_\_\_

2<sup>nd</sup> Reading Date: \_\_\_\_\_ Time: \_\_\_\_\_ ( ) Sub-committee: \_\_\_\_\_

3<sup>rd</sup> Reading Date: \_\_\_\_\_ Time: \_\_\_\_\_ ( ) Sub-Committee: \_\_\_\_\_

Results: ( ) Approved ( ) Tabled ( ) Denied Date: \_\_\_\_\_

**FEES: Payment of applicable fees:**

<input type="checkbox"/> Requests for amendment to previously approved PUR or PUC plans	<b>\$300.00</b>
<input type="checkbox"/> Split of lot or existing parcel.	<b>\$250.00</b>
<input type="checkbox"/> Replatting or new plat.	<b>\$250.00</b>
<input type="checkbox"/> Rezoning: 1 acre (or part thereof) <b>\$250.00</b> each additional acre (or part thereof) additional <b>\$60.00</b>	<b>total = \$ _____</b>

Sign Review and Environmental Review are based on the value of project:

<u>Valuation of Project</u>	<u>Fee</u>
<input type="checkbox"/> \$0 - \$5,000	<b>\$100.00</b>
<input checked="" type="checkbox"/> \$5,001 - \$25,000	<b>\$200.00</b>
<input type="checkbox"/> \$25,001 - \$75,000	<b>\$250.00</b>
<input type="checkbox"/> \$75,001- \$200,000	<b>\$350.00</b>
<input type="checkbox"/> \$200,001 - \$750,000	<b>\$600.00</b>
<input type="checkbox"/> Over \$750,001	<b>\$1,000.00</b>
<input type="checkbox"/> Variance,	
<input checked="" type="checkbox"/> Fences and walls:	<b>\$65.00</b>
<input type="checkbox"/> Special Permit, Conditional Uses and All others:	<b>\$90.00</b>

(Re-submittal fee **\$50**)

Fee: Due: \$ 269

Artistic improvements such as sculpture, murals and mobiles shall be exempt from an application fee. However, prior to installation of artistic improvements, an application shall be filed for review and approval by the Commission.

**Appeals Procedures**

Bexley Code Section 1222.04(c) provides for appeal of the decisions of the Planning Commission to Bexley City Council. Appeals must be in writing and filed with the Clerk of Council within (14) fourteen days after the decision of the Commission is rendered. The decision of City Council is final.

**\*NOTE:** The appeals procedure is applicable to Environmental Review only, and not to statutory decisions such as platting, lot splits or zoning resolutions.

**Property Report**

Generated on 03/24/14 at 03:41:43 PM

Parcel ID  
**020-000571-80**

Map Routing No  
**020-L052 -009-80**

Card No  
**1**

Location  
**2254 -270E MAIN ST**

GIS



**Disclaimer**

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.







2740 East Main Street  
Bexley, Ohio 43209-2577  
(614) 235-8677  
Telefax (614) 235-4559  
Email: info@myerssurveying.com

March 31, 2011

*0.263 Acres  
2254 E. Main Street  
"Drexel Theater"*

Situated in the State of Ohio, County of Franklin, City of Bexley, being part of Lots 1 and 2 of Capital University Addition, as the same are numbered and delineated upon the recorded plat thereof of record in Plat Book 10, Page 297, Recorder's Office, Franklin County, Ohio (all references made are of said Recorder's Office, unless otherwise noted), being a part of the Gay Street Realty Company as conveyed in Deed Book 2237, Page 684 and being more particularly described as follows:

Commencing at a MAG nail set at the southeast corner of Lot 3 of said Subdivision and at the intersection of the west right of way line of South Drexel Avenue (60 feet wide) with the north right of way line of East Main Street (80 feet wide);

Thence, along the south lines of said Lots 2 and 3, part of the south line of said Lot 1 and along said north right of way line of East Main Street, North  $87^{\circ} 29' 00''$  West, 132.89 feet to a MAG nail set at the **TRUE PLACE OF BEGINNING** of the herein described tract;

Thence, continuing along part of the south line of said Lot 1 and said north right of way line of East Main Street, North  $87^{\circ} 29' 00''$  West, 21.21 feet to a MAG nail set at a southwesterly corner of said Gay Street Realty Company tract and the southeast corner of the City of Bexley tract as conveyed in Official Record Volume 15638 J-17;

Thence, across said Lot 1, along the east line of said City of Bexley tract, a westerly line of said Gay Street Realty Company tract and along the face of a wall of the Drexel Theater, North  $03^{\circ} 24' 09''$  East, 91.97 feet to a point at a southwesterly corner of said Gay Street Realty Company tract and at the northeast corner of said City of Bexley tract;

Thence, across said Lot 1, along a southerly line of said Gay Street Realty Company tract and along the north line of said City of Bexley tract, North  $87^{\circ} 29' 00''$  West, passing at 0.06 feet a 1 inch hollow iron pipe found with an orange plastic cap inscribed "P.S. 6579", 37.74 feet to a PK nail found at a southwesterly corner of said Gay Street Realty Company tract, the northwest corner of said City of Bexley tract, in the west line of said Lot 1 and in the east line of the Village of Bexley tract as conveyed in Deed Book 671, Page 26;

Thence, along a westerly line of said Gay Street Realty Company tract, part of the west line of said Lot 1 and part of the east line of said Village of Bexley tract, North  $04^{\circ} 11' 14''$  East, 99.73 feet to a MAG nail set at the northwest corner of said Lot 1, the northwest corner of said Gay Street Realty Company tract and at the southwesterly corner of a Easement "A" of said Subdivision;

(Continued)

Page 2

0.263 Acres  
2254 E. Main Street  
"Drexel Theater"

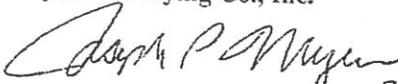
Thence, along the north line of said Lot 1, part of said Lot 2, the south line of said Easement "A" and part of the north line of said Gay Street Realty Company tract, South 87° 29' 00" East, 90.88 feet to a MAG nail set;

Thence, across said Lot 2 and said Gay Street Realty Company tract, South 04° 07' 22" West, 112.26 feet to a MAG nail set;

Thence, continuing across said Lot 2 and said Gay Street Realty Company tract, across said Lot 1 and along part of the face of a wall of the Drexel Theater, North 86° 42' 56" West, 31.27 feet to a point;

Thence, continuing across said Lot 1, said Gay Street Realty Company tract and along the centerline of a wall between the Drexel Theater and the Radio Cafe, South 03° 50' 30" West, 79.88 feet to the place of beginning **CONTAINING 0.263 ACRES (11,437 SQUARE FEET)**, subject however to all legal highways, leases, agreements, easements, restrictions of record and of records in the respective utility offices. Iron pipes set are 30" x 1" O.D. with orange plastic caps inscribed P.S. 6579, unless otherwise noted. The foregoing description was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code in March 2011. Basis of bearings is the north right of way line of East Main Street held as North 87° 29' 00" West as per Plat Book 10, Page 297.

Myers Surveying Co., Inc.

  
Joseph P. Myers, P.S. 7361  
(1003022011/aomiii) 3-31-2011



L-052  
SPLIT  
0.262 AC  
OUT OF  
(020)  
000571  
\* 99-YEAR LEASE

DESCRIPTION VERIFIED  
DEAN C. RINGLE, P.E., P.S.  
BY: RJN  
DATE: 04-04-2011  




*Note: This rendering is provided to the customer for the purpose displaying a product from Awnings by Jennifer. It is an approximate illustration and is not an exact reflection of the completed work*



Awnings by Jennifer  
225C East Broadway  
Westerville, Ohio 43081

Job:  
Guiseppi's  
2268 E. Main  
Bexley, OH

Approval:

\_\_\_\_\_

Date:

\_\_\_\_\_



*Note: This rendering is provided to the customer for the purpose displaying a product from Awnings by Jennifer. It is an approximate illustration and is not an exact reflection of the completed work*

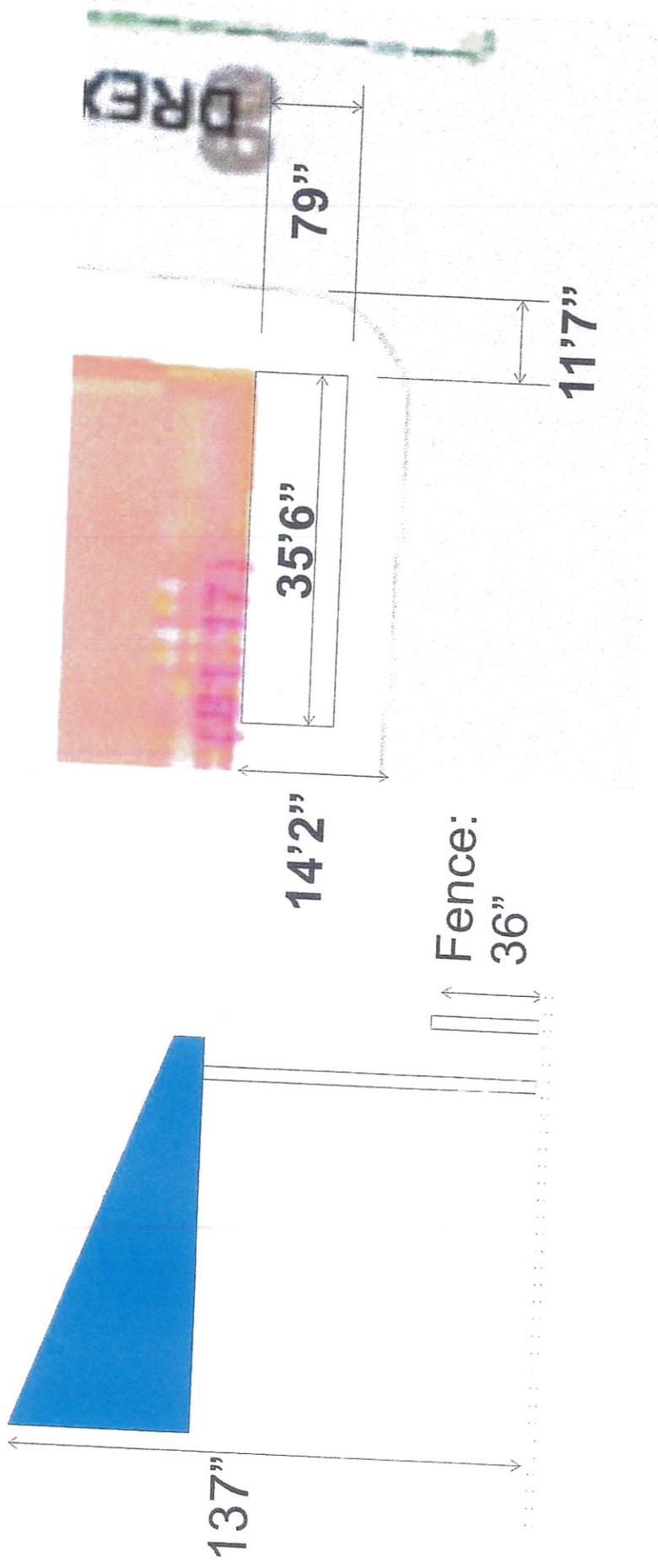
**Awnings**  
~by~  
**Jennifer**

Awnings by Jennifer  
225C East Broadway  
Westerville, Ohio 43081

Job:  
Giuseppi's  
2268 E. Main  
Bexley, OH

Approval: \_\_\_\_\_

Date: \_\_\_\_\_



Awnings by Jennifer  
 225C East Broadway  
 Westerville, Ohio 43081

Job:  
 Guiseppi's  
 2268 E. Main  
 Bexley, OH

Approval: \_\_\_\_\_

Date: \_\_\_\_\_



